



SK reit

QUARTERLY REPORT
FY 14 (2024.3Q)

2024.10

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2024.3Q sales revenue and operating income increased by 63% and 79% year-on-year, respectively, but a loan Re-Fi (KRW 878.5 billion, 4.33%) in Jul. 2024 resulted in a net loss of KRW 200 million.

(Unit : KRW 100M, K-IFRS Consolidated)

	YoY			QoQ		
	'24.3Q	'23.3Q	Variance	'24.3Q	'24.2Q	Variance
Sales (Lease Income)	524	322	63.0%	524	522	0.4%
Operating Income	352	197	79.0%	352	345	2.3%
Net Income	(2)	141	-	(2)	54	-
Asset	42,326	44,322	(4.5%)	42,326	44,229	(4.3%)
Liability	29,509	34,005	(13.2%)	29,509	31,352	(5.9%)
Equity	12,817	10,317	24.2%	12,817	12,878	(0.5%)
EBITDA ¹⁾	472	274	72.4%	472	463	2.0%
EBITDA Margin ²⁾	90.0%	85.1%	5.8%	90.0%	89%	1.5%
DPS (KRW)	66(E)	91 ^{±3}	(27.5%)	66(E)	66	-
Total Dividends	180	179	(0.7%)	180	178	(1.0%)

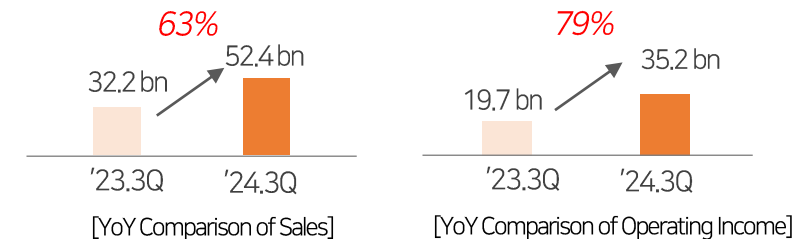
(Note 1) EBITDA= operating income + depreciation expense + non-recurring expenses (selling expense, etc.)

(Note 2) EBITDA Margin = EBITDA/Revenue

(Note 3) Includes special dividend of 25 KRW from the sale of the gas station.

▶ YoY sales increase of 63%, operating income increase of 79%

- ✔ Boost in sales and operating income from the acquisition of a new Water treatment plant in 2023



▶ Quarter-on-quarter operating income decrease of KRW 200 million, but no effect on dividends

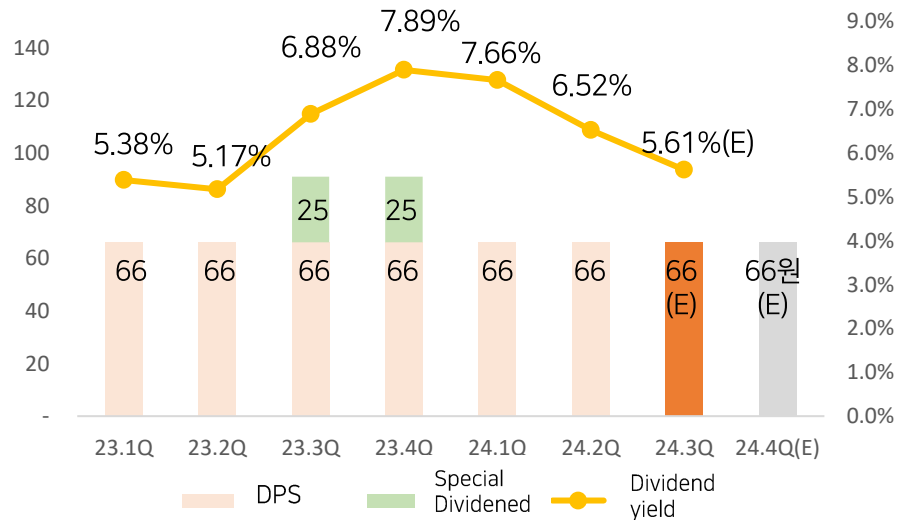
- ✔ Increase in interest expenses in Jul. 2024 incurred from the Seorin Building and gas station Re-Fi
 - Increased the use of corporate bonds and floating ratio, etc. to actively reduce interest expenses
 - Increased rent with reference to the CPI and replaced tenants to sustain increase in lease income
- ✔ Dividend payments are scheduled to proceed as per the business plan without any issues anticipated
 - Profitability going forward is expected to recover thanks to lower interest expenses and improved lease income

Shareholder Return

Q3 2024, SK REIT met its business plan target with a DPS of KRW 66 and The total return from Q1 to Q3 of 2024 is 33.6%.

Dividend Status

- ▶ A dividend of 66 KRW per share is scheduled to be Paid
- ✓ Annualized dividend yield ¹⁾ of 5.61% level
- ✓ Plan to continue special dividends alongside the target dividend by divesting assets like gas stations



'24.1Q~3Q Performance ²

Total Return

33.6%

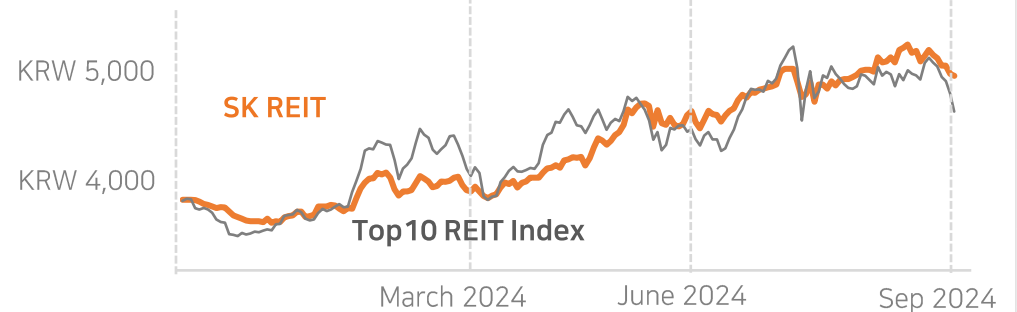
Share Price Increase

29.7%

Dividend Yield

3.8%

[Share Price Trend]



(*Note 1) Dividend yield = (Total dividends per share over the past year) / (Closing price at the end of the quarter)

(*Note 2) Based on the closing price of 3,970 KRW on January 2 and 5,150 KRW on September 30

Business news

Entered into a preferential purchase agreement for 6 gas stations to boost shareholder returns and improved financial structure by early repayment of secured loans using proceeds from the 5th corporate bond issuance.

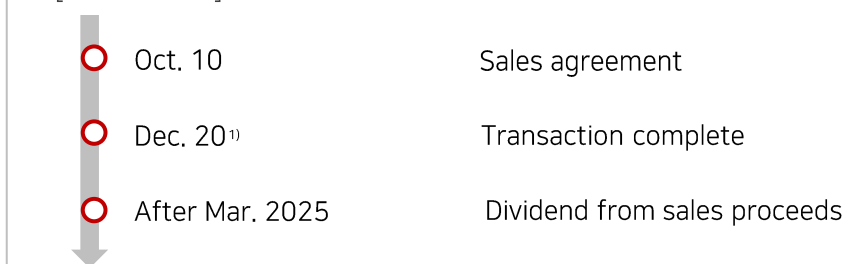
6 gas stations to be sold within the year

- ▶ In order to generate shareholder returns quickly, 6 out of 31 gas stations were signed to priority contracts in just 2 months of marketing
- ✔ Discussions and promotion continue to sell the remaining gas stations

[Outline of expected sales of 6 gas stations]

Selling price KRW 26.0 bn	Compared to purchasing price in 2021 24.5% ↑	Source of dividends Approx. KRW 2.4 bn Principal for reinvestment Approx. KRW 8.3 bn
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[Future Plans]

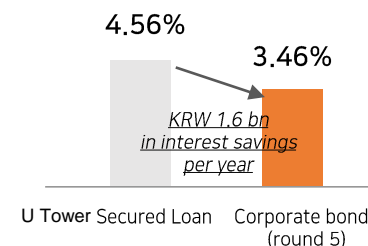


KRW 150 bn worth of corporate bonds issued successfully (Oct. 2024)

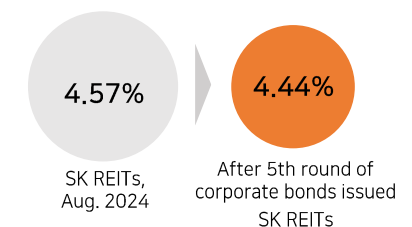
- ▶ Early repayment of secured loans through additionally issued corporate bonds
- ✔ Roughly 110 bp (4.56%→3.46%) in interest expense savings (KRW 1.6 bn per year)
- ✔ Targeting an increase in the use of corporate bonds to a maximum of 25% (currently 18%) by the end of 2025

Sort	Round 5-1	Round 5-2	Total
Maturity	2 yrs	3 yrs	-
Amount	KRW 90.0 bn	KRW 60.0 bn	KRW 150.0 bn
Coupon Rate	3.432% <small>(Private agency average yield - 10bp)</small>	3.514% <small>(Private agency average yield - 8bp)</small>	3.46%
Demand Forecast	Received KRW 615.0 bn demand in the original round for KRW 100.0 bn (6.15x demand)		

Reducing interest with early repayment



SK REITs total weighted average procurement rate



1) The closing date of the transaction may vary depending on the period required for soil remediation processes pursuant to the Soil Environment Conservation Act, etc.
 2) The disposition dividend and reinvestment principal may change depending on future settlement results, etc.

Current Status of SK REIT

Snapshot

(as of '24.09. 30)



(*Note 1) Closing price of 5,150 KRW as of September 30, 2024, x total shares: 272,788,860

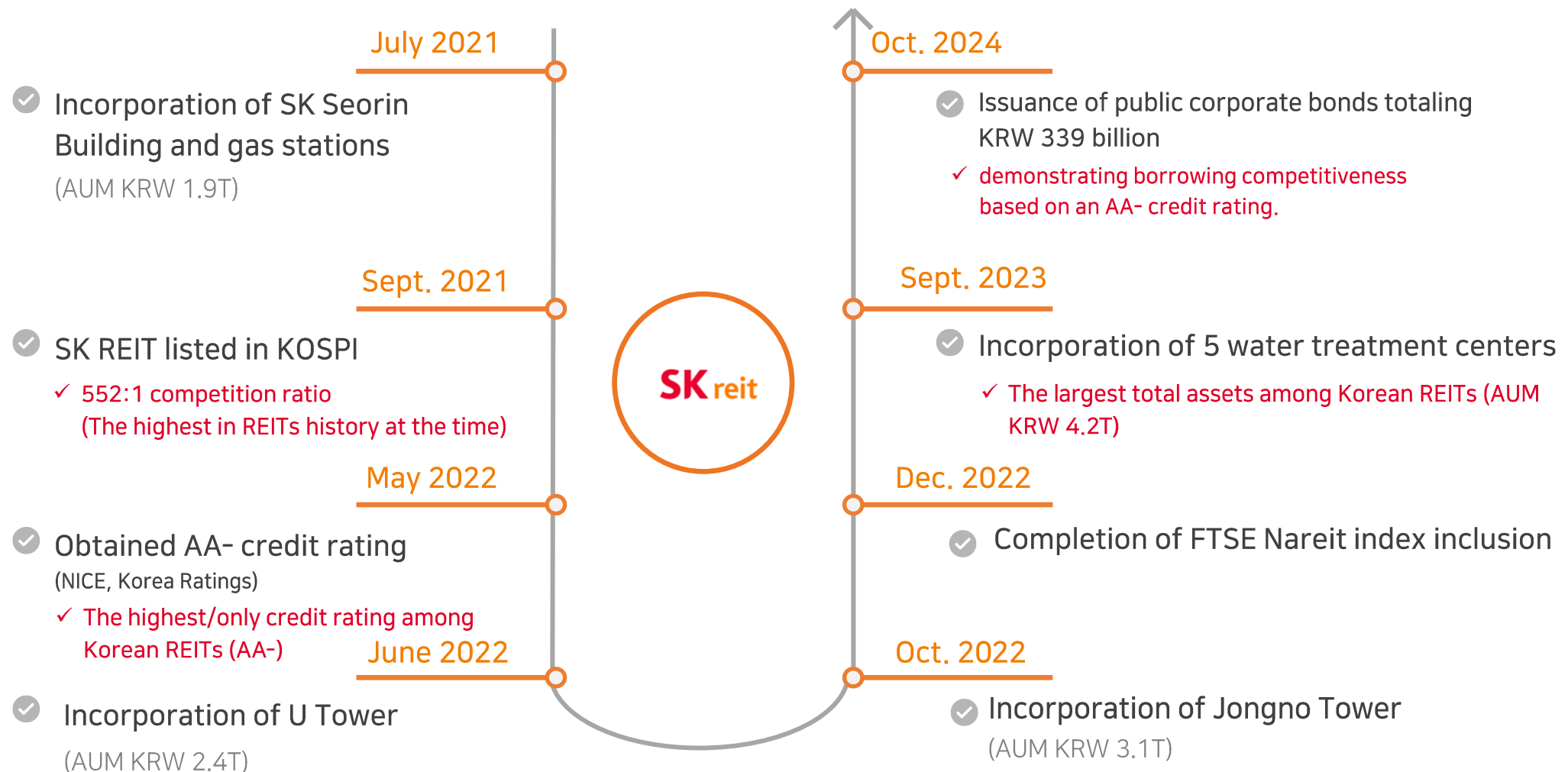
(*Note 2) Excluding Jongno Tower retail

(*Note 3) Dividend yield based on the closing price of 5,150 KRW as of September 30, 2024

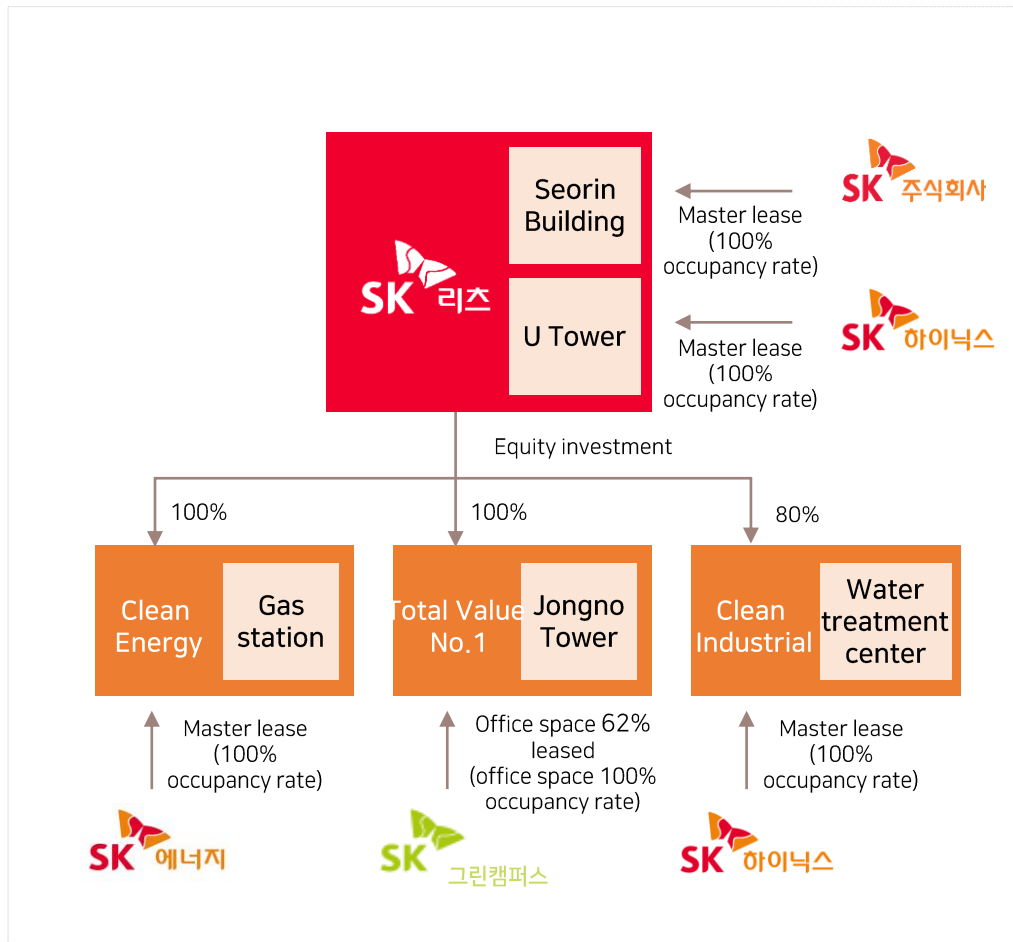
Current Status of SK REIT

Company History

The only Korean REIT with an AA- rating with the largest in asset size and market capitalization, representing Korea's premier comprehensive REIT.



SK REIT benefits from SK Group as a long-term master tenant, with fixed expenses through a Triple-Net structure and annual rent increases tied to inflation.



Master Lease

Highly credited SK Group (SK Inc., SK Hynix, SK Energy etc.) undertakes long-term master leasing of the entire building → hedging vacancy risk

Triple Net

Multiple expenses (taxes, insurance premiums, repair and maintenance costs, and CAPEX) in real estate operations are paid by the tenant → extremely low volatility of REIT expenses

Inflation Linked

Inflation is hedged with CPI-linked rent increase

- SK Seorin Building : Seoul CPHlinked (once a year)
- SK U-Tower : Gyeonggi CPHlinked (once a year, max 5.0%)
- Gas stations : Nationwide CPHlinked (once a year after fixed for the first 5 years)
- Water treatment centers : Gyeonggi CPHlinked (once a year, max 5.0%)

(*) Rent increase in July 2024: Seorin Building +3.9%, U Tower +3.5%,

Rent increase in October 2024: Water Treatment Center +3.89%

(**) Annual increase rate of Jongno Tower rent is approximately 3% on average (office basis)

As of June 2024, the valuation of SK REIT's assets is 4.7 trillion KRW, with the portfolio consisting of various high-quality assets that can serve as a risk hedge against market changes.

Asset Status and Value

SK-U Tower; SK Hynix Bundang office building



Fair value KRW 620.2 billion ('24.6.30)

+ 22.3%

Acquisition price KRW 507.2 billion ('22.6.30)

Jongno Tower; SK Green Campus office building



Fair value KRW 680.2 billion ('24.6.30)

+ 9.5%

Acquisition price KRW 621.5 billion ('22.10.19)

SK Seorin Building; SK Group integrated office building



Fair value KRW 1,303.9 billion ('24.6.30)

+ 30.0%

Acquisition price KRW 1,003 billion ('21.7.6)

114 SK Energy Gas Stations Nationwide



Fair value KRW 920 billion ('24.6.30)

+ 20.0%

Acquisition price KRW 766.4 billion ('21.7.7)

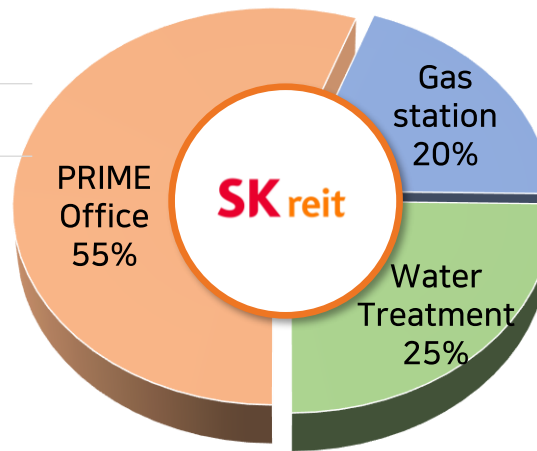
5 Water Treatment Centers; SK Hynix's Icheon semiconductor plant



Fair value KRW 1,182.5 billion ('23.12.31)

+ 4.0%

Acquisition price KRW 1,120.3 billion ('23.9.25)



Asset Allocation by Holding (Based on Valuation)

(주1) 평가액은 '24.6월말 부동산 가치추정 결과 (경일감정평가법인)

Current Status of SK REIT

Summary Table of Owned Assets

(As of Sep 30, 2024)

	SK Seorin Building	Gas Stations (114)	SK - U Tower	Jongno Tower	5 Water Treatment Centers	Total (or weighted avg.)
Key Features	Headquarters of SK Group	SK Energy Gas Stations	SK Hynix Bundang Headquarters	SK Green Campus Headquarters	SK Hynix Icheon Campus Essential Semiconductor Manufacturing Facility	
Location	Seorin-dong, Jongno-gu, Seoul	Metropolitan area 50%	Jeongja-dong, Bundang-gu, Seongnam-si	Jongno 2-ga, Jongno-gu, Seoul	Gajwa-ri, Bubal-eup, Icheon-si	
Land Area	1,748py	51,710py	3,015py	1,515py	13,959py	71,947py
Total Floor Area	25,358py	25,822py	26,258py	18,332py	44,381py	140,151py
Acquisition Price	KRW 1.3 tn (July 6, 2021)	KRW 766.4 bn (July 7, 2021)	KRW 507.2 bn (June 30, 2022)	KRW 621.5 bn (October 19, 2022)	KRW 1.1203 tn (September 22, 2023)	KRW 4.183 tn
Fair Value ¹⁾	KRW 1.3039 tn [+30.0%]	KRW 920 bn [+20.0%]	KRW 620.2 bn [+22.3%]	KRW 680.2 bn [+9.5%]	KRW 1.1825 tn [+5.3%]	KRW 4.7045 tn [16.7%]
Tenant	SK Inc. (AA+)	SK Energy (AA)	SK Hynix (AA)	-	SK Hynix (AA)	WALE 4.9 years (Expendable to 10.5 years)
Lease Expiry	June 29, 2026 (+5 years)	June 29, 2031 (+5 years)	June 29, 2027 (+5 years)	WALE 2.6 years	September 24, 2033 (+10 years)	
2024 Rental Income	KRW 43.5 bn	KRW 31.4 bn	KRW 22.6 bn	KRW 24.5 bn	KRW 74.3 bn	KRW 196 bn
2024 Rent Rate ²⁾	4.34%	4.22%	4.46%	3.89%	6.40%	4.80%
Annualized Net Cap.rate ³⁾	4.31%	4.33%	4.61%	2.94%	7.34%	4.87%
CPI-linked Rent Increase	Seoul CPI-linked, annually (July 2023 +4.5%)	Nationwide CPI-linked, fixed for the first 5 years, then adjusted annually	Gyeonggi CPI-linked, annually, MAX 5.0% (July 2023 +5.0%)	The average increase rate for offices is approximately 3% (varies individually)	Gyeonggi CPI-linked, annually, MAX 5.0%	
Other Features	<ul style="list-style-type: none"> Master-Lease + Triple Net, Capex: Tenant burden Tenant holds Tenant Preferred Acquisition Negotiation Right 			<ul style="list-style-type: none"> Expenses, etc.: applicable to market conditions 	<ul style="list-style-type: none"> M/L + NNN Tenant bears CAPEX and holds TPANR 	

1) The median estimate of real estate value as of the end of June 2024 (Kyungil Appraisal Corporation)

2) Rent rate = Gross rental income/acquisition price

3) Net Cap.rate = Annualized NOI/(acquisition price-deposit)

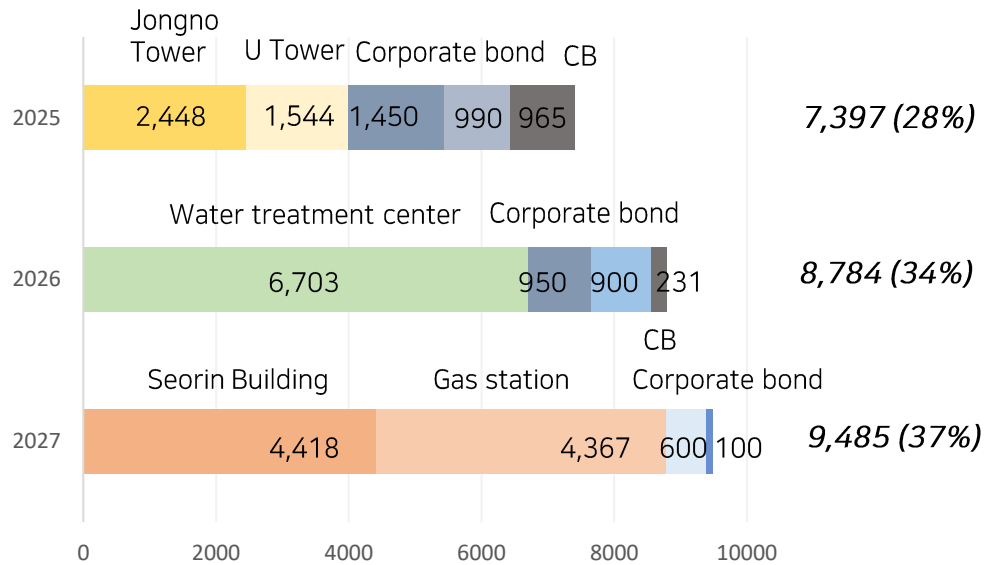
4) WALE is Weighted Average Lease to Expiry, Jongno Tower is based on office leasing standards only

As of the end of Oct, total borrowings amounted to approximately KRW 2.7 trillion (based on fair value of LTV 57.9%, weighted average rate of 4.44%)

(Unit: KRW 100M, as of the end of Oct 2024)

Debt Maturity Profile (excluding Short Term Bond)

- Address different financial risks by diversifying borrowing resources and spreading debt maturities



Key Funding Indicators

- The issuance of the 5th corporate bond and partial repayment of the U Tower secured loan increased the proportion of corporate bonds to 18%.

	End of Oct	End of August	End of June
Total Debt	27,136	27,136	27,261
LTV(based on acquisition price)	64.7%	64.7%	65.0%
LTV(based on fair value)	57.9%	57.9%	57.9%
DSCR¹⁾	-	1.33	-
Weight Average Rate	4.44%	4.47%	4.57%
Floating Ratio	56%	56%	58%
Corporate Bond Ratio	18%	13%	13%
Credit Rating²⁾	AA-	AA-	AA-

1) DSCR=(Operating income + depreciation expense + interest rate + other revenues – other expenses/financial expense

2) Issuer rating by NICE Investors Service, Korea Ratings



Appendix



Detailed Asset Status

① Seorin Building

Located in the prime CBD office area, Seorin Building serves as the integrated office building for SK Group and is a symbolic building that has grown alongside.



Location	26 Jong-ro, Jongno-gu, Seoul (Seorin-dong 99) and another site		
Use Approval Date	Oct. 19, 1999 (renovated in 2019)		
Use District	Urban area, general commercial area	Main Use	Business facilities
Land Area	5,779m ² (1,748 py)	Gross Floor Area	83,827.66m ² (25,358 py)
Exclusive Use Ratio	53.50%	Size	B7 / 36F
Acquisition Price ('21.07.06)	KRW 1,003 billion	Lease Type	100% Master Lease + Triple Net
Fair Value ('24.6.30)	KRW 1,303.9 billion	Master Tenant	SK Inc. (NICE Investors Service AA+)

+30.0%

SK Group's Integrated Office Building

- ✔ Used as SK Group integrated office building since 1999
- ✔ A work by Kim Jong-sung, the only Korean student of Mies van der Rohe, one of the world's four greatest architects

CBD Prime Office

- ✔ One of only ten prime office buildings in the CBD with over 20,000 py
- ✔ Tallest building in the CBD area (160m)



Detailed Asset Status

② U Tower

Located in the Bundang business district, U Tower serves as the head office of SK Hynix and is an asset expected to increase in value along with the Pangyo area.



Location	25-1 Jeongja-dong, Bundang-gu, Seongnam-city, Gyeonggi-do		
Use Approval Date	June 27, 2005		
Use District	Central commercial area, district-unit planning zone, venture company	Main Use	Business facility / condominium building
Land Area	9,967m ² (3,015 py)	Gross Floor Area	86,803,86m ² (26,258 py)
Exclusive Use Ratio	55.49%	Size	B6 / 28F
Acquisition Price ('22.06.30)	KRW 507.2 billion	Lease Type	100% Master Lease + Triple Net
Fair Value ('24.6.30)	KRW 620.2 billion	Master Tenant	SK Hynix (NICE Investors Service AA)

+22.3%

(*) U Tower is a condominium building, and the gross floor area refers to the portion owned by SK REIT. The Company holds ownership rights to the entire land based on area proportion of Company's exclusive use

Bundang Office Building of Global Semiconductor Company, SK Hynix

- ✔ SK Hynix (Rating AA) 100% Master Lease
- ✔ Core Hub of SK Hynix R&D

Key Business Facility of Bundang Area

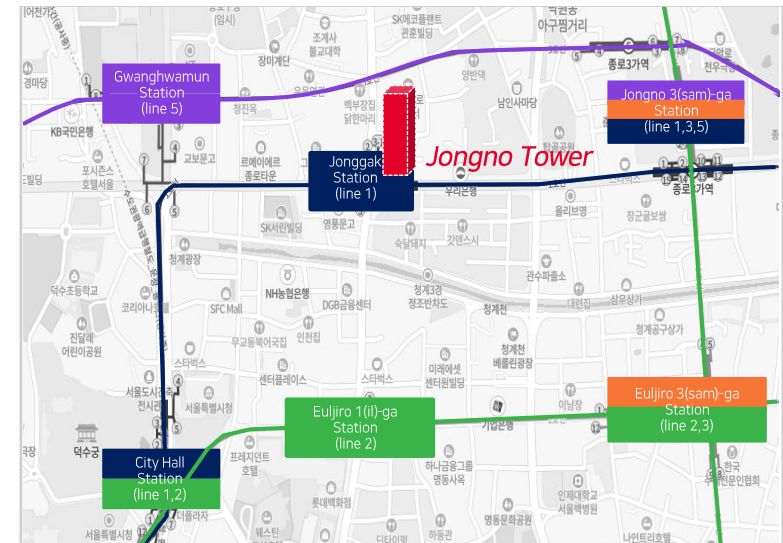
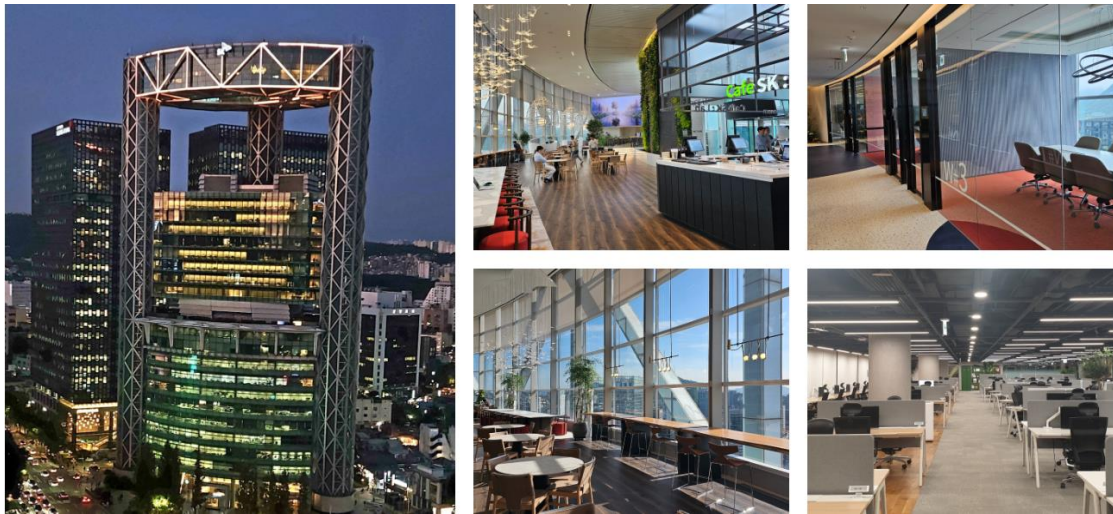
- ✔ Bundang/Pangyo area elevated to the level of Seoul's three major districts
- ✔ Asset of prime station influence area within a 2-minute walk from Jeongja Station (Shinbundang Line, Bundang Line)



Detailed Asset Status

③ Jongno Tower

Jongno Tower, a CBD landmark office, is the SK Green Campus office building that accommodates six of SK Group's eco-friendly companies.



SK Green Campus Office Building

- ✓ Accommodates six SK Group's eco-friendly companies (business facility 60% leased)
- ✓ Office building conversion through space efficiency and enhanced lease stability

CBD Landmark Office

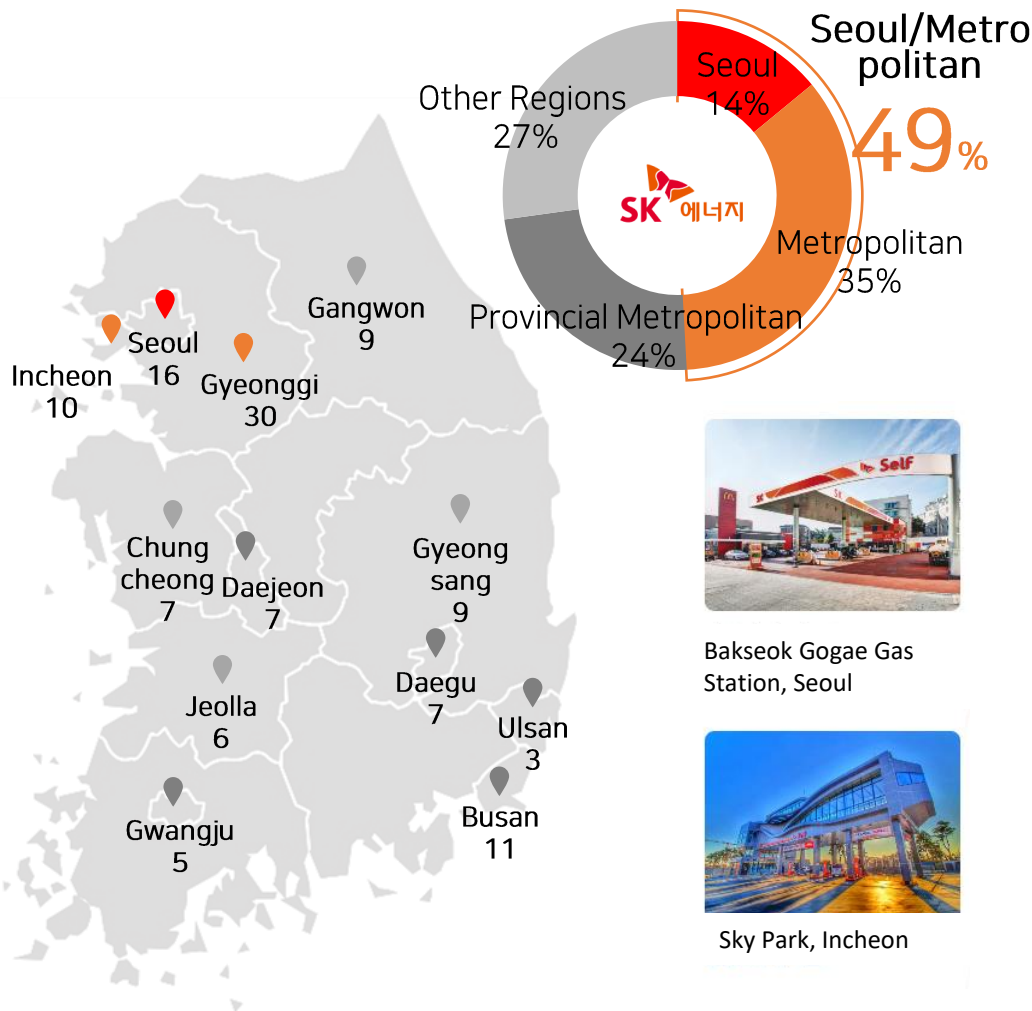
- ✓ A architecturally innovative building by world-renowned architect Rafael Viñoly
- ✓ Direct underground connection to Jonggak Station on subway Line 1 and proximity to five nearby stations

Location	51 Jongno, Jongno-gu, Seoul (connected to Jonggak Station)		
Use Approval Date	September 2, 1999		
Use District	General commercial district, metropolitan aesthetic district	Main Use	Business facility
Land Area	5,007.9㎡ (1,514.9 py)	Gross Floor Area	60,600.6㎡ (18,332 py)
Exclusive Use Ratio	51.40%	Size	B6 / 33F
Acquisition Price ('22.10.19)	KRW 621.5 billion	Master Tenant	SK Green Campus (six eco-friendly companies, including SK On)
Fair Value ('24.6.30)	KRW 680.2 billion	Occupancy Rate	100% (business facility basis)

+9.5%



SK Energy gas stations are strategically situated in well-connected areas with high foot traffic across the country.



Bakseok Gogae Gas Station, Seoul



Sky Park, Incheon

Number of Assets	114 (land and buildings only/does not include gasoline pumps, piping, or tanks)		
Region Distribution	Seoul-16, Incheon-10, Gyeonggi-do-30, regional metropolitan cities-27, other regions-31		
Use District	27 commercial zones, 18 residential zones, 18 industrial zones, 53 others		
Gross Land Area	170,942m ² (51,710 py)	Average Land Area	1,474m ² (446 py)
Land:Building Ratio	95:5 (book value basis)	Appreciation Rate of Official Land Price	5-year average of 5.7
Acquisition Price ('21.7.7)	KRW 766.4 billion	Lease Type	Master Lease + Triple Net
Fair Value ('24.6.30)	KRW 920.0 billion	Master Tenant	SK Energy (NICE Investors Service A+)

+20.4%

Asset Composition with High Utility Value

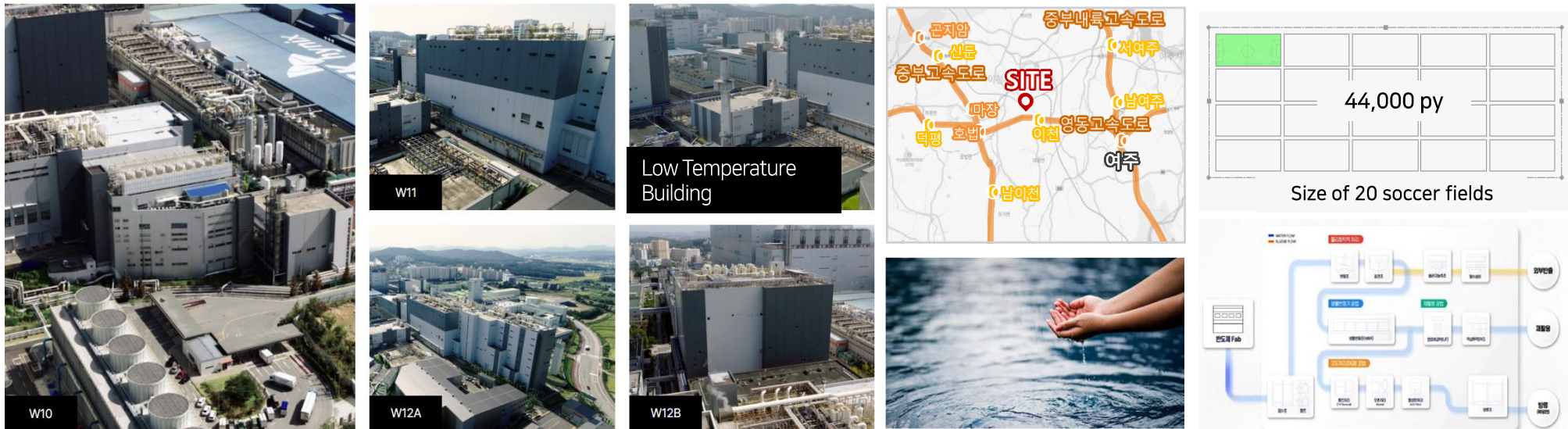
- ✓ Composed of key gas stations of SK Energy, the No. 1 oil refining company in Korea
- ✓ 49% of all gas stations are located in Seoul/Metropolitan area
- ✓ Potential to increase dividend income through fully paid gains from the asset divestment as dividend and enhancing value
- ✓ Establishing a sustainable model through reinvestment of the principal from asset divestment



Detailed Asset Status

⑤ Water Treatment Center

Water treatment center, an essential asset for the operation of Icheon Semiconductor Plant, generates stable revenue with SK Hynix as a long-term master tenant.



Location	1-17, Gajwa-ri, Bubal-eup, Icheon-si, Gyeonggi-do and another site (inside SK Hynix's Icheon Semiconductor Plant)				
Building	W10	W11	W12A	W12B	Low Temperature Building
Use Approval Date	'16.6.3	'17.12.21	'17.12.21	'22.8.11	'22.11.6
Gross Floor Area	29,580m ² (8,948py)	46,058m ² (13,932py)	26,088m ² (7,892py)	38,865m ² (11,757py)	6,1232m ² (1,852py)
Size	B2 / 6F (35.7m)	B2 / 8F (56.09m)	B2 / 8F (56.09m)	9F (68.16m)	B2 / 2F (19.45m)
Acquisition Price ('23. 9.25)	KRW 1,120.3 billion	+5.3%	Lease Type	100% Master Lease + Triple Net	
Book Value ('24.6.30)	KRW 1,182.5 billion		Master Tenant	SK Hynix (NICE Investors Service AA)	

A Statutory Asset for SK Hynix Semiconductor Plant Operation

- ✔ The first industrial property investment by a REIT, growing to become a mega REIT with assets worth of KRW 4.2 trillion
- ✔ State-of-the-art facility consisting of five buildings, constructed with world-class technology and capital

The First REIT to Invest in Industrial Facilities among Korea's Listed REITs

- ✔ Property with excellent cash flow generation with Cap. rate as high as 7.3%
- ✔ Versatile property expected to maintain residual value at or above the current level in the future and have high applicability in other industries



Detailed Debt Status

▶ As of the End of Oct 2024

	Content	Term	Execution Date	Maturity Date	Amount (KRW 100M)	Interest Rate(%)	Note
Secured Loan	Seorin Building	Floating	2024-07-05	2027-07-05	4,418	4.26	CD91+75bp
	Gas station	Floating	2024-07-05	2027-07-05	4,367	4.26	CD91+75bp
	U Tower	Floating	2023-06-30	2025-06-30	1,200	4.75	CD91+115bp
	U Tower	Fixed	2023-06-30	2025-06-30	1,844	4.44	
	Jongno Tower	Floating	2023-10-13	2025-10-13	2,448	4.60	CD91+105bp
	Water treatment center	Fixed	2023-09-25	2026-09-23	3,300	5.49	
	Water treatment center	Floating	2023-09-25	2026-09-23	3,403	5.00	CD91+140bp
Corporate Bond	2-1 st (Public Offering)	Fixed	2024-02-23	2025-02-21	490	4.13	
	2-2 nd (Public Offering)	Fixed	2024-03-23	2025-08-22	500	4.17	
	3 rd (Private Offering)	Fixed	2024-02-28	2027-02-28	100	4.33	
	4-1 st (Public Offering)	Fixed	2024-05-22	2025-05-22	1,450	3.94	
	4-2 nd (Public Offering)	Fixed	2024-05-22	2026-05-22	950	4.00	
	5-1 st (Public Offering)	Fixed	2024-10-04	2026-10-02	900	3.43	
Convertible Bond	5-2 nd (Public Offering)	Fixed	2024-05-22	2027-10-01	600	3.51	
	2 nd Round	Fixed	2022-12-13	2025-12-12	965	4.00	
	3 rd Round	Fixed	2023-03-15	2026-03-15	231	3.50	
Short Term Bond	13 th Round	Fixed	2024-06-19	2024-09-19	1,470	3.82	
Total					27,136	4.44%	



Balance Sheet

Consolidated BS

(Unit: KRW mn)	FY 11 ('23.12.31)	FY 12 ('24.03.31)	FY 13 ('24.06.30)	FY 14 ('24.09.30)
Current Assets	1,119	1,315	2,647	863
Cash and cash equivalents	1,014	1,202	2,521	717
Other current assets	106	113	126	146
Non-current Assets	41,837	41,700	41,582	41,463
Long-term financial Instruments	75	54	54	55
Investment properties	41,762	41,646	41,528	41,408
Total assets	42,956	43,015	44,229	42,326
Current liabilities	15,139	15,041	18,474	8,441
Short-term borrowings	-	-	-	-
Corporate bonds	3,360	2,758	3,404	5,405
liquid long-term debt	10,373	10,379	13,419	1,540
Current portion of convertible bonds	1,111	1,350	1,361	1,241
Other current liabilities	295	554	290	256
Non-current liabilities	14,603	14,960	12,878	21,068
Long-term borrowing	12,099	12,109	9,085	17,767
Debentures	-	598	1,543	1,045
Convertible bonds	229	-	-	-
Leasehold deposits received	1,682	1,682	1,699	1,726
Other non-current liabilities	593	571	551	531
Total liabilities	29,742	30,001	31,352	29,509
Controlling Share	12,401	12,202	12,066	12,005
Share Capital	1,351	1,351	1,351	1,364
Other paid-in capital	11,165	11,148	11,137	11,194
Retained earnings	(114)	(296)	(422)	(553)
Non-controlling Share	813	812	812	812
Total equity	13,214	13,014	12,878	12,817
Total liabilities and equity	42,956	43,015	44,229	42,326

Non-Consolidated BS

(Unit: KRW mn)	FY 11 ('23.12.31)	FY 12 ('24.03.31)	FY 13 ('24.06.30)	FY 14 ('24.09.30)
Current Assets	357	539	1,883	155
Cash and cash equivalents	295	343	1,838	111
Other current assets	62	196	45	45
Non-current Assets	26,416	26,379	26,342	26,305
Investment in Subsidiary Companies	10,807	10,807	10,807	10,807
Investment properties	15,610	15,573	15,536	15,498
Total assets	26,773	26,918	28,225	26,460
Current liabilities	10,557	10,453	13,894	8,231
Short-term borrowings	-	-	-	-
Corporate bonds	3,360	2,758	3,404	5,405
liquid long-term debt	6,010	6,014	9,052	1,540
Current portion of convertible bonds	1,111	1,350	1,361	1,241
Other current liabilities	75	331	78	46
Non-current liabilities	3,746	4,116	2,030	5,893
Long-term borrowing	3,030	3,032	-	4,362
Debentures	-	598	1,543	1,045
Convertible bonds	229	-	-	-
Leasehold deposits received	461	465	468	471
Other non-current liabilities	25	22	19	16
Total liabilities	14,303	14,570	15,924	14,125
Share Capital	1,351	1,351	1,351	1,364
Other paid-in capital	11,165	11,148	11,137	11,194
Retained earnings	(45)	(150)	(187)	(222)
Total equity	12,470	12,349	12,301	12,336
Total liabilities and equity	26,773	26,918	28,225	26,460



Income Statements

Consolidated PL

(Unit: KRW mn)	FY 11	FY 12	FY13	FY14
	'23.10.01 ~'23.12.31	'24.01.01 ~'24.03.31	'24.04.01~ '24.06.30	'24.07.01~ '24.09.30
Operating Revenues	52,637	52,248	52,188	52,410
Operating Expenses	16,828	16,862	17,738	17,180
Operating Income	35,809	35,385	34,451	35,230
Finance costs	(31,011)	(29,493)	(29,096)	(35,420)
Interest income	594	1,084	1,626	701
Interest expenses	31,605	30,577	30,722	36,121
Non-operating profit	(22)	1	2	1
Other income	6	1	2	1
Other expenses	28	1	-	0
Profit Before Income Tax Expense	4,776	5,893	5,357	(190)
Income Tax Expenses	-	-	-	-
Net Income	4,776	5,893	5,357	(190)

Non-Consolidated PL

(Unit: KRW mn)	FY 11	FY 12	FY13	FY14
	'23.10.01 ~'23.12.31	'24.01.01 ~'24.03.31	'24.04.01~ '24.06.30	'24.07.01~ '24.09.30
Operating Revenues	34,159	30,880	31,286	30,297
Operating Expenses	4,888	5,006	4,924	5,131
Operating Income	29,270	25,873	26,363	25,166
Finance costs	(13,829)	(13,425)	(13,316)	(16,956)
Interest income	95	471	1,006	149
Interest expenses	13,925	13,896	14,321	17,104
Non-operating profit	-	-	-	-
Other income	-	-	-	-
Other expenses	-	-	-	-
Profit Before Income Tax Expense	15,441	12,448	13,047	8,211
Net Income	-	-	-	-
Other comprehensive income	15,441	12,448	13,047	8,211



Cash Flows

Consolidated CF

(Unit: KRW mn)	FY 11	FY 12	FY13	FY14
	'23.10.01 ~'23.12.31	'24.01.01 ~'24.03.31	'24.04.01~ '24.06.30	'24.07.01~ '24.09.30
Cash flows from operating activities	122,505	22,026	16,540	10,865
Cash generated by operating activities	150,732	5,893	5,357	(190)
Interest income received	475	1,006	1,536	720
Interest expenses paid	(28,697)	(24,724)	(25,131)	(34,557)
Income taxes paid	(4)	(106)	(163)	40
Cash flows from investing activities	12,622	(12,502)	1,968	(73)
Cash inflows	31,053	18,000	27,000	25,000
Cash outflows	(18,431)	(30,502)	(25,032)	(25,073)
Cash flows from financing activities	(144,559)	(1,790)	115,435	(191,215)
Cash inflows	1,109,013	335,503	386,019	1,163,487
Cash outflows	(1,253,572)	(337,293)	(270,584)	(1,354,702)
Net increase in cash	(9,432)	7,733	133,943	(180,423)
Cash at the beginning of the year	92,803	83,371	91,105	225,048
Cash at the end of the year	83,371	91,105	225,048	44,625

Non-Consolidated CF

(Unit: KRW mn)	FY 11	FY 12	FY13	FY14
	'23.10.01 ~'23.12.31	'24.01.01 ~'24.03.31	'24.04.01~ '24.06.30	'24.07.01~ '24.09.30
Cash flows from operating activities	18,162	5,319	32,875	11,292
Cash generated by operating activities	13,432	15,468	13,047	8,211
Dividend received	17,805	-	29,459	13,579
Interest income received	155	461	985	206
Interest expenses paid	(13,240)	(10,559)	(11,135)	(17,940)
Income taxes paid	10	(50)	(128)	39
Cash flows from investing activities	10,000	-	-	-
Cash inflows	10,000	-	-	-
Cash outflows	-	-	-	-
Cash flows from financing activities	(35,085)	(497)	116,608	(184,033)
Cash inflows	866,087	335,503	386,019	732,600
Cash outflows	(901,172)	(336,000)	(269,411)	(916,633)
Net increase in cash	(6,923)	4,822	149,483	(172,741)
Cash at the beginning of the year	92,803	29,490	34,312	183,796
Cash at the end of the year	29,490	34,312	183,796	11,054



REIT Glossary

	Term	Definition
Lease Term	Master Lease	<ul style="list-style-type: none"> A leasing method where a specific tenant long-term leases the entire building and then directly manages it
	Triple Net Lease	<ul style="list-style-type: none"> A leasing method where a tenant directly bears typical real estate operating costs, such as taxes, insurance premiums, and maintenance fees
	Capex	<ul style="list-style-type: none"> Capital Expenditure Expenditures to increase the value of real estate assets, such as large-scale remodeling, elevator installation, etc.
	Master Tenant	<ul style="list-style-type: none"> A tenant responsible for the entire building's rent and related management responsibilities including Master Lease, Triple Net Lease, or Capex
	E.NOC	<ul style="list-style-type: none"> Effective Net Occupancy Cost, Effective net monthly rent per exclusive use area $(\text{Monthly rent} \times (12 - \text{Rent Free}) / 12 \times \text{monthly administration expense} / \text{efficiency rate})$
	WALE	<ul style="list-style-type: none"> Weighted Average Lease to Expiry Remaining lease term of all leases in a property or portfolio, calculated using the weighted value of each rental area
Profitability Indicator	NOI	<ul style="list-style-type: none"> Net Operating Income $\text{NOI} = \text{Rental income} - \text{real estate operating expenses}$ Net income generated from a specific real estate asset
	Rent Rate	<ul style="list-style-type: none"> $\text{Rent Rate} = \text{Rent income} / \text{purchase price}$ Primarily used as an indicator of the investment return for Master Lease assets, which incur minimum property operating costs
	Cap.rate	<ul style="list-style-type: none"> Capitalization Rate $\text{Cap.rate} = (\text{NOI} / \text{property price}) * 100\%$ Property prices are mostly expressed as purchase or sale prices and are used as an indicator of return on investment for commercial real estate
	Net Cap.rate	<ul style="list-style-type: none"> $\text{Net Cap.rate} = (\text{NOI} / (\text{property price} - \text{security deposit})) * 100\%$ When calculating Cap. rate, security deposits are excluded from the property price to be used for the actual return on investment
Funding Indicators	LTV	<ul style="list-style-type: none"> Loan To Value $\text{LTV} = \text{Loan amount} / \text{property value}$
	DSCR	<ul style="list-style-type: none"> Debt Service Coverage Ratio $\text{DSCR} = \text{standard amount} (\text{operating income} + \text{depreciation expense} + \text{interest income} + \text{other revenues} - \text{other expenses}) / \text{financial expense}$
Non-financial Activity	FTSE EPRA Nareit Index	<ul style="list-style-type: none"> A benchmark index for global REIT investments, incorporating only REITs that meet global standards in size, trading volume, etc., as reviewed by EPRA (European Public Real Estate Association) and Nareit (National Association of Real Estate Investment Trusts)

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